

REPORT OF THE TOWN PLANNER

In 2005, the number of applications submitted to the Town's land use boards increased dramatically over 2004 levels. There were 89 applications submitted to Planning Board, an increase of over 41% over 2004; the Zoning Board of Adjustment received a total of 42 applications in 2005, more than double the number of applications submitted to the ZBA in 2004. The applications being submitted to both Boards are becoming more complex as property owners attempt to develop land whose development potential is constrained by the presence of wetlands and steep slopes and as property owners attempt to develop "back lots", that is, lots with no road frontage.

With the increase in activity, some reorganization of department responsibilities was undertaken during 2005. The Building Inspector/Code Officer hired a secretary who also provides administrative support to the Conservation Commission, previously a responsibility of the Planning Department.

During 2005, the Planning Board, with the assistance of a number of volunteer committees comprised of residents of Town, began its revision of the Town's Master Plan and Zoning Ordinance. The Planning Board proposed, and the voters approved, an Interim Growth Management Ordinance (IGMO) for 2005. The intent of that ordinance was to limit the types of applications reviewed by the Planning Board in an effort to allow the Board more time to work on the revisions to the Master Plan and Zoning Ordinance. Unfortunately, the IGMO did not succeed in reducing the number of applications going before the Planning Board, and the Board did not have time to undertake a complete rewrite of the Master Plan and Zoning Ordinance as originally planned. As the Board recognized early on in the process that the application activity was not going to slow down, the Board identified those sections of the Master Plan and Zoning Ordinance that were a priority for revision and updating. The Board completed the drafts of two sections of the Master Plan, the Vision chapter and the Land Use chapter. The Board has also proposed 12 zoning amendments for the 2006 warrant; the most extensive amendment to the Zoning Ordinance was a complete reorganization of the ordinance to make it easier for the public to find information in the Ordinance.

Looking ahead to 2006, the Planning Board will continue to work on revisions to the Master Plan and Zoning Ordinance, as well as revisions to the Town's subdivision and site plan regulations.

Respectfully submitted,

Kathy Menici
Town Planner

# of Apps	Case #	Map/Lot	Applicant Name	App. Type	Property Location	Date App. Accepted	Date App. Approved	Comments
	Continued Applications from the December 2004 meeting							
1	PO4-18	8/3	WW Ralph Trust	Subdiv	Route 140	3/8	2/15	14-Lots - Carried from 2004, cont'd from Jan to Feb
2	PO4-35	38/21	McGuirk	Site Plan	Route 11	7/12	2/15	Carried over from 2004
3	PO4-45	21/14, 21/13	Widerstrom	BLA	Robert's Cove Rd	Not accepted		
4	PO4-49	12/2	Wentworth Cove	Subdiv	Pearson Rd & Rte28	11/8		19-Lot SD, carried from 2004
5	PO4-53	8/18	Perrault	Subdiv	Yountown Rd	11/8	2/15	4-lot subdivision, carried over from 2004
6	PO4-61	21/13	Babson	BLA	Robert's Cove Rd	Not Accepted		
	New Applications Scheduled for the January Meeting							
7	PO5-01	12/55	Dadura	Subdiv	Old Wolfeboro Rd	1/18	1/18	2-lot SD
8	PO5-02	2/28	Boelzner	Subdiv	Prospect Mnt Rd	1/18	3/15	5-lot SD
9	PO5-03	12/43	Nextel Comunica.	Site Plan	Old Wolfeboro Rd	5/17	7/19	120' telecommunicatoin tower
10	PO5-04	12/57	O'Shaughnessy	Site Plan	Old Wolfeboro Rd	Design Review		Site Plan-Groundwater Withdrawal Plant
11	PO5-05	6/18	Donald Roberts	Subdiv	Rt 28&ChamberlainRd	Not accepted		
12	PO5-06	15/4 & 15/1	Epsom Rolling Hills	BLA	Rt 28 & Bowman Rd	1/18	1/18	
13	PO5-07	14/20	Weldon	Conceptual	East Side Dr	N/A	N/A	2-lot SD
14	PO5-08	2/20	Raco	Des. Rev.	Prospect Mountain	N/A	N/A	3-lot SD
	New Applications Scheduled for the February Meeting							
15	PO5-09	32/13	Gillan Marine	Site Plan	Route 11	7/19		Accepted with conditions 07/05; continued pending outcome of court case
16	PO5-10	59/1-1, 58/5	Sands	BLA	MingeCove/TimberRidge Rd	2/15	2/15	
17	PO5-11	15/4 & 15/1	Chamberlain	Site Plan	Route 28 & Calef Dr	2/15	5/17	Amended SPR to add 3 additional buildings
18	PO5-12	9/3	Robinson	Conceptual	Rte 28/Suncook Valley Rd	Conceptual		Withdrawn
19	PO5-13	10/27	Henderson	Subdiv	Alton Mountain Rd	2/15	Dismissed	3-lot SD. Dismissed by PB 12/20/05
20	PO5-14	2/20	Raco	Subdiv	Prospect Mountain Rd	2/15	2/15	3-lot SD
	New Applications scheduled for the March Meeting							
21	PO5-15	10/16 & 16-2	Sedlari Construction	BLA	Alton Mountain Rd	3/15	3/15	
22	PO5-16	10/16 & 16-2	Sedlari Construction	Subdiv	Alton Mountain Rd	3/15	5/17	3-lot subdivision
23	PO5-17	38/21	Stephen Bell/Prec.Gard	Conceptual	317 Mount Major Hwy	Conceptual		Amended Site Plan
24	PO5-18	8/7	DMC Surv/David Grey	Conceptual	Rte 140/Frank Gilman Hwy	Conceptual		3-Lot SD
25	PO5-19	1/19	McKenzie	Conceptual	146 Muchado Hill Rd	Conceptual		2-lot SD
	New Applications Scheduled for April Meeting							
26	PO5-20	19/38	Whitehouse	Subdiv	Drew Hill Rd	Not accepted		2-lot SD
27	PO5-21	65/65	Paolucci	VLM	Railroad Ave	4/19	4/19	
28	PO5-22	15/56	C&D Realty Trust	Subdiv	Old Wolfeboro Rd	5/17	5/17	3-lot SD
29	PO5-23	6/36&37	Finnegan	Subdiv	Stockbge Crn & Valley Rd	4/19	7/19	3-lot SD
30	PO5-24	10/19	Alton Heights LLC	Conceptual	Alton Mountain Rd	Conceptual		Condo conversion
								SD application not accepted by PB; changed to Design Review at Public Hearing
31	PO5-25	8/7	Dennis Gray	Subdiv	Rte 140/Frank Gilman Hwy	Design Review		
32	PO5-26	3/7-1	Stapley	Min.S/P	Prospect Mountian Rd	5/27	5/27	Minor SPR - home occupation
33	PO5-27	15/59	Stevenson	Conceptual	East Side Dr/Rte 28A	Conceptual		Amended Site Plan
34	PO5-28	26/52	Hoyt/ Wainwright Ins.	Conceptual	Main St	Conceptual		Amended Site Plan
35	PO3-07	16/19A	Scribner	Compliance	Route 11A	n/a	4/19	Extended approval for previously approved SD

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	New Applications Schdeuled for May Meeting							
36	PO5-29	1/15&16-2	Fitzpatrick	VLM				Continued - waiting for S/D application
37	PO5-30	12/53-2	Guttormsen	Compliance	Old Wolfeboro Rd	n/a	5/17	Compliance hearing at request of applicant to modify Conditions of Approval
38	PO5-31	29/62	Wainwright Ins	Amend S/P	150 Main Street	5/17	5/17	Amended SPR - Change of use from restaurant to commercial office.
39	PO5-32	56/39&38	Livingston	VLM	Woodlands Rd	6/21	6/21	
40	PO5-33	56/39&56/41	Livingston	BLA	Woodlands Rd	6/21	6/21	
41	PO5-34	56/38&56/40	Livingston	BLA	Woodlands Rd	6/21	6/21	
42	PO5-35	56/38	Livingston	Subdiv	Woodlands Rd	6/21	6/21	2-lot SD
43	PO5-36	3/18	Site Acquisitions	Amend S/P	Prospect Mountain Rd	7/19	10/18	Additional antennae on existing tower
44	PO5-37	1/16-2	Fizpatrick	Conceptual	Locke's Corner Rd	Conceptual		2-lot SD
45	PO5-38	34/37-2	Hoit/Maserian	Conceptual	Alton Bay Pavillion Condo	Conceptual		Condo conversion
	New Applications Scehduled for June Meeting							
46	PO5-39	49/29	Arlington Inv	BLA	Boat Cove Rd	6/21	6/21	
47	PO5-40	10/19	Alton Heights LLC	Subdiv	Alton Mountain Rd	6/21	6/21	Condo conversion
48	PO5-41	8/7	Gray	Subdiv	Frank Gilman Hwy/Rte 140	6/21	7/19	3-lot SD
49	PO5-42	16/16-2	Dominick	Min.S/P	Reed Rd	6/22	6/22	Home Occupation - accounting office. Approved by Minor SPR Committee
50	PO5-43	34/37-1	Saulnier	Conceptual	Alton By Pavillion Condo	Conceptual		Amended SPR
	New Applications for July Meeting							
2/20	PO5-44	9/53	Caley	Conceptual	New Durham Rd	Conceptual		Conceptual Review for Elderly Housing Complex w/ Drew in July
52	PO5-45	27/24	Shields	Amend S/P	Main St	6/18		Expansion of Car Repair Business-Moved to August
53	PO5-46	9/59-3 & 9/59	Paige	VLM	RangeRd&New DurhamRd	7/19	7/19	
54	PO5-47	9/59-3	Paige	Subdiv	RangeRd&New DurhamRd	7/19	7/19	2-Lot Subdivision
55	PO5-48	58/5	NSTS	Subdiv	Timber Ridge Rd	7/19	9/20	3-Lot Subdivision
56	PO5-49	12/54 & 54-1	Norby & Reynolds	BLA	Old Wolfeboro Rd	8/18	8/18	Boundary Line Adjustment-Moved to August
57	PO5-50	36/28	Brandt	Conceptual	Mount Major Highway	Conceptual		Conceptual Review for Condo Conversion
	New Applications for August Meeting							
58	PO5-51	14/1	Wyatt/MacDonald	Subdiv	Jesus Valley Road			3 Lot S/D Continued to September 2005
59	PO5-52	1/9	Ramey	Subdiv	261 Muchado Hill Road	8/18	8/18	2-Lot Approved
60	PO5-53	3/18	Foulke Corp.	S/P	Prospect Mountain Road	8/18	10/18	
61	PO5-54	21/5-6 & 5-7	Bahre	BLA	Hopewell Road	8/18	8/18	
62	PO5-55	15/1-3 & 1-4	Lundy	BLA	Calef Drive	9/18	9/18	
63	PO5-57	80/40	Morrison	BLA	Big Barndoor Island	8/18	8/18	
64	PO5-58	12/57	O'Shaughnessy	Des Rev SP	Old Wolfeboro Road	Design Review		
65	PO5-59	6/28-7	Garrity	Min S/P	Stockbridge Corner Road	8/17	8/17	
66	PO5-60	18/39-9, 39-8	Rich	VLM	Tranquility Lane	8/18	8/18	

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	New Applications for September Meeting							
67	PO5-61	11/25	Long	Des.Rev	Spring St & Lakewood Dr	Design Review		
68	PO5-62	17/7-3	Clemons	S/P	Route 11	9/18	10/25	
69	PO5-63	5/41	Ejargue	Conceptual	Coffin Brook Rd.	Conceptual		
70	PO5-64	6/16/14	Roberts & Griffin & Cote	BLA	Chamberlain Road	9/22	10/25	
71	PO5-65	6/18	Roberts & Griffin & Cote	Subdiv	Suncook Valley & Chamberla	9/22	11/15	
72	PO5-66	19/38	Whitehouse	Subdiv	Drew Hill Road	Dismissed		2-lot SD. Dismissed, no agent or owner to present application
73	PO5-67	12/57	O'Shaugnessy	Subdiv	Old Wolfeboro Road	9/18	9/18	2-lot SD
74	PO5-68	12/57	O'Shaugnessy	S/P	Old Wolfeboro Road	9/18	10/25	
75	PO5-69	2/19 & 14	Currier/Locke	Conceptual	Prospect Mountain Road	Conceptual		2-lot SD
	New Applications for October Meeting							
76	PO5-70	29/14	Varney	S/P	Main Street	10/25	10/25	SPR - Change of use
77	PO5-71	2/14 & 19	Locke & Currier	BLA	Prospect Mtn. Rd & Rte 28	10/18	10/18	
78	PO5-72	2/14 & 19	Currier	S/D	Prospect Mtn. Rd & Rte 28	10/18	10/18	2-lot SD
79	PO5-73	6/5-24	L&D Trust/M/ Jones	S/P	11 Mallard Dr	Withdrawn		
80	PO5-74	5/50	Ciampoli	S/D	43 Coffin Brook Rd	10/18	10/18	
81	PO5-75	17/19	West Alton Marina	S/P	West Alton Marina Rd	10/25	10/25	
82	PO5-76	29/38-1	Wendy Cruz	Conceptual	Mooney Street	Conceptual		Amended SPR - Change of use
83	PO5-77	36/28	Brandt Development	S/P	167-173 Mount Major Hgway	10/25		Continued to January 2006
84	PO5-78	3/18	Liberty Towers	S/P	Prospect Mountain Road	10/18	10/18	
85	PO5-79	9/27-1	Addison Cate	Conceptual	New Durham Rd	Conceptual		Site Plan Review
	New Applications for November							
86	P05-80	15/56 & 15/60	C&D	Conceptual	Old Wolfeboro Road	Withdrawn		
87	P05-81	1/19	McKenzie	Subdiv	298 Africa Road	12/20	12/20	2-lot SD
88	PO5-82	29/38-1	Ladybug Flower Shop	S/P	31 Mooney Street	11/22	11/22	Amended SPR - Change of use
89	P05-83	34/37	Winnepesaukee Pavilion	S/P	Mt. Major Highway			Discussion re: Acceptance continued to January 2006
90	P05-84	34/37-1	Saulnier	S/P	Mt. Major Highway			Continued to December 2005
91	PO5-85	1/17-1	Mark Pearson	Subdiv	Muchado Hill and Lockes Corner Rd	12/20	12/20	3-lot SD
92	PO5-86	5/41	Peter Ejarque	Conceptual	Coffin Brook Rd.	Withdrawn		
	New Applications for December							
93	PO5-87	19/38	Whitehouse	SD	Drew Hill Road	12/20	12/20	2-lot SD
94	P05-88	3-24-1	Welch	Conceptual	Prospect Mtn. Rd.	Conceptual		Potential 2-lot subdivision
95	P05-89	29/74	Jones	Conceptual	Main Street	Withdrawn		Amended SPR - Change of use
Applications Carried Over from 2004:			6					
Applications Received			89					
Applications Accepted:			57					
Applications Not Accepted:			26					
Applications Dismissed:			2					
Subdivisions Approved:			23					
Site Plan Reviews Approved:			16					
Compliance Hearings:			2					
Boundary Line Adjustments Approved:			12					
Voluntary Mergers Approved:			4					
Governmental Use Applications:			1/0					
Applications Withdrawn:			4					
Number of New Lots Created:			87					
Number of New Condominiums Created:			4					
Number of Apartments Created:			1/0					